



**Ad Hoc Subcommittee
Recommendations to Date
April 19, 2011**

Density

- Replace the Variable Density incentive program with the Average Unit Density incentive program.
- Develop a temporary five year land use ordinance incentive with a sunset clause, or decision point by Council to allow higher density projects in specific geographic areas, delineated by an overlay together with a program to assess the effectiveness of the policy.
- Limit the number of higher density projects to 100 units or five years whichever occurs first.

Not a unanimous recommendation: Councilman White recommends a higher number, upwards of 250 units.

- Establish only a Medium High density of 15-25 du/ac allowance for the Average Unit Density Program. Do not establish a High Density designation.

Not a unanimous recommendation: Councilman White recommends both Medium High and High (27-45 du/ac) designations.

- Temporarily allow higher densities in specific geographic areas, under the Average Unit Density (AUD) incentive program, at a 50% increase for market development, and a 100% increase for rental and employer housing.

Not a unanimous recommendation: Councilman White proposes the High density designation (at perhaps a lower density) with a single 50% overlay for rental & employer housing or if that is not supported then another option is that at the end of five years the AUD revert back to the Variable Density incentive program.

- Remove the Brinkerhoff and Bungalow districts from the higher density overlay areas.
- Remove references to Form Based Codes.

- Expand the proposed Floor Area Ratio policy to indicate direction to form a working group to include local professionals from the development community.

Historic Resources Element

- Add a reference to historic preservation in Land Use Element Goals.
- Remove references to Form Based Codes.
- Add an explicit statement to assure protection of City, State and National Landmarks.
- The Historic Landmarks Committee has created a subcommittee to work on the Historic Resources Element. Expand to include members from the preservation community and begin work as soon as possible.
- Remove 6 month Interim Preservation Design Guidelines implementation action.

Circulation & Parking

- General agreement on Circulation goals & policies.
- No agreement on multi-unit residential parking requirements. Councilman Hotchkiss recommends two spaces per unit; Councilman Francisco recommends a market approach; and Councilman White recommends one space per unit for multi-unit projects, not just for mixed-use projects.
- Agreement on removing the parking maximums as a possible implementation action.

Air Quality Highway Setback

- No consensus on air quality highway setback. Councilman Hotchkiss recommends 250'; Councilman Francisco recommends no buffer; and Councilman White needs to further study the issue.

Adaptive Management Program

- General agreement on the policy and implementation actions.